

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Gary

State: IN

PJ's Total HOME Allocation Received: \$20,203,402

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	B	Overall
Program Progress:			PJs in State: <div>12</div>				
% of Funds Committed	<div>93.02</div> %	<div>93.21</div> %	<div>7</div>	<div>91.92</div> %	<div>64</div>	<div>60</div>	
% of Funds Disbursed	<div>84.93</div> %	<div>89.31</div> %	<div>10</div>	<div>82.65</div> %	<div>51</div>	<div>51</div>	
Leveraging Ratio for Rental Activities	<div>5.17</div>	<div>2.97</div>	<div>1</div>	<div>4.67</div>	<div>100</div>	<div>100</div>	
% of Completed Rental Disbursements to All Rental Commitments***	<div>57.57</div> %	<div>89.21</div> %	<div>12</div>	<div>81.09</div> %	<div>8</div>	<div>9</div>	
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>91.74</div> %	<div>87.50</div> %	<div>4</div>	<div>68.72</div> %	<div>94</div>	<div>90</div>	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	<div>72.14</div> %	<div>82.16</div> %	<div>12</div>	<div>79.93</div> %	<div>21</div>	<div>22</div>	
% of 0-30% AMI Renters to All Renters***	<div>22.86</div> %	<div>47.78</div> %	<div>12</div>	<div>44.94</div> %	<div>13</div>	<div>14</div>	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	<div>99.52</div> %	<div>98.81</div> %	<div>6</div>	<div>94.87</div> %	<div>57</div>	<div>57</div>	
Overall Ranking:			In State: <div>11</div> / <div>12</div>		Nationally: <div>35</div> <div>40</div>		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	<div>\$13,861</div>	<div>\$18,193</div>		<div>\$25,717</div>	<div>420</div> Units	<div>51.10</div> %	
Homebuyer Unit	<div>\$8,685</div>	<div>\$14,757</div>		<div>\$14,669</div>	<div>330</div> Units	<div>40.10</div> %	
Homeowner-Rehab Unit	<div>\$32,954</div>	<div>\$15,426</div>		<div>\$20,391</div>	<div>72</div> Units	<div>8.80</div> %	
TBRA Unit	<div>\$0</div>	<div>\$2,169</div>		<div>\$3,201</div>	<div>0</div> Units	<div>0.00</div> %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Gary IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$71,789	\$73,660	\$36,947
State:*	\$64,023	\$74,209	\$19,595
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 2.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.01

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	0.7	1.8	2.8	0.0	Single/Non-Elderly:	34.7	13.1	23.6	0.0
Black/African American:	98.3	96.4	88.9	0.0	Elderly:	5.5	0.6	25.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	45.9	55.6	27.8	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.1	22.2	12.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	4.8	8.5	11.1	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:					SUPPLEMENTAL RENTAL ASSISTANCE:				
Hispanic	0.7	1.2	8.3	0.0	Section 8:	9.8	0.0 [#]		
HOUSEHOLD SIZE:					HOME TBRA:	0.2			
1 Person:	30.4	12.8	36.1	0.0	Other:	14.4			
2 Persons:	25.4	24.3	20.8	0.0	No Assistance:	75.6			
3 Persons:	24.2	25.8	8.3	0.0					
4 Persons:	12.0	21.0	12.5	0.0					
5 Persons:	5.5	9.7	12.5	0.0					
6 Persons:	2.4	3.6	5.6	0.0					
7 Persons:	0.2	2.4	2.8	0.0					
8 or more Persons:	0.0	0.3	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				19

* The State average includes all local and the State PJs within that state

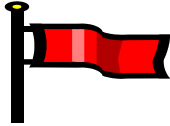
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Gary State: IN Group Rank: 35
(Percentile)
State Rank: 11 / 12 PJs Overall Rank: 40
(Percentile)
Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	57.57	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	91.74	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.14	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	99.52	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.97	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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